



North Wood | Black Gate Lane | Pulborough | West Sussex | RH20 1DF

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £490,000 for whole or Lot 1- £295,000; Lot 2 - £195,000| Freehold

- **For sale as a whole or in two lots:** A very attractive block of mixed broadleaf woodland extending overall to approx. 45.44 acres (18.39 Ha).
- Occupying a fine rural location with public bridleway passing through.
- Including well managed mixed broadleaf species and with good timber, conservation, amenity and sporting opportunities.
- **LOT 1:** extending to c. 26.64 acres (10/78 Ha) including timber pole barn - **Guide Price: £295,000.**
- **LOT 2:** extending to c.18.80 acres (7.61 Ha) - **Guide Price: £195,000.**

Description

North Wood comprises a well-managed mixed broadleaf woodland extending overall to approximately 45.44 acre (18.39 Ha). The broadleaf species include a mixture of oak, ash and hazel understory coppice, along with other mixed broadleaves, as well as occasional conifers to the North side. There are a variety of access rides between the different compartments as well as a hard surfaced public bridleway bisecting the woodland. To the North-West corner of the wood and forming part of Lot 1 near the start of the access into the wood from the neighbouring access track is a timber pole barn used as a cutting and planking area and extending to approx. 15.4m x 4m and 3.7m x3m.

Location

North Wood occupies a peaceful rural location approached by Black Gate Lane. From the main A29/Stane Street continue along Black Gate Lane for just over two miles. This merges with a private road serving a number of other rural properties and with a shared access track to the wood. Pulborough is c. 3.5 miles; Billingshurst c. 6 miles; Horsham c. 14 miles and Gatwick Airport is within 30 miles.

Information

Property Reference: HJB02825. **Photos & particulars prepared:** May 2024 (ref RBA).

Services: No services are connected to the wood.

Title number WSX344740. The Vendors reserve the right not to sell Lot 2 until such time as Lot 1 has been sold and they also reserve the right to sub-divide or combine lots. If the property is sold in lots, appropriate cross-easements will be granted for access and any potential future service runs.

Local Authorities: Horsham District Council & West Sussex County Council, County Hall, Chichester, 01243 777100.

Directions

From Pulborough head North on the A29 towards Billingshurst and thence take the left/West turning into Black Gate Lane and then follow the lane until the slight right hand turning signposted 'dead end'. This road continues to Meadow Farm, Scrase Farm, Lee Place etc... and as shown on the location plan (W-X-Y-Z). After 2 miles from the A29 turn right off the road opposite Lee Place Lodge and onto a hardened track leading to the wood.

what3words: ///graphics.insolvent.purifier

Health & Safety

Strictly by appointment with HJ Burt. All parties viewing are requested to ensure that all the shut gates are kept shut and gateways are not blocked, We ask you to be as vigilant as possible when making your inspection for your own personal safety and including around open areas of water.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

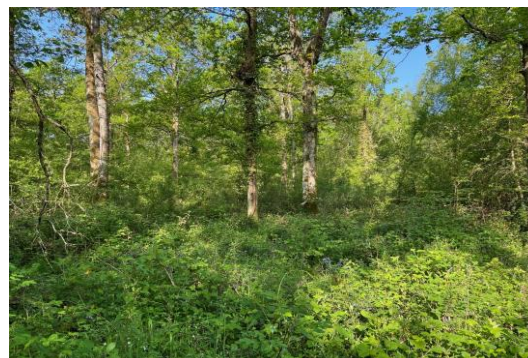
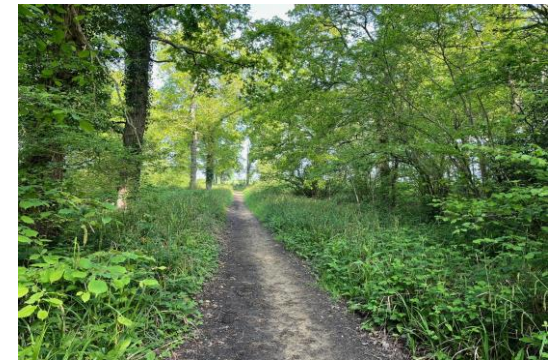
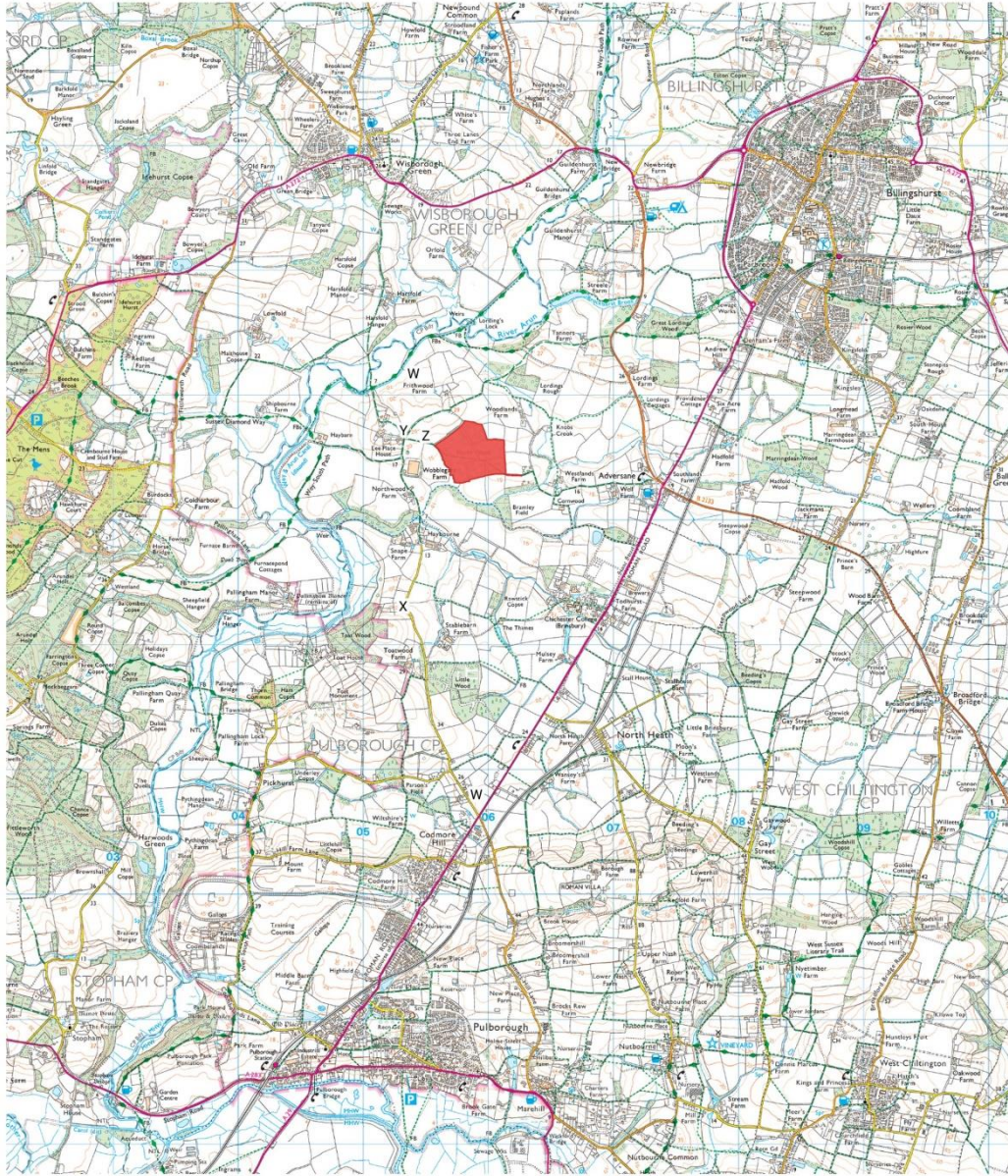
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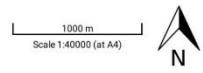
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

North Wood, Black Gate Lane,
Pulborough, West Sussex



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